



WATER STREET
MARTOCK, SOMERSET

JACKSON-STOPS 

**29 WATER STREET
MARTOCK
SOMERSET, TA12 6JP**

A SUBSTANTIAL HAMSTONE VILLAGE HOUSE WITH DELIGHTFUL GARDEN AND GARAGE



DISTANCES (APPROXIMATE)

A303: 1 MILE
SOMERTON: 7 MILES
CREWKERNE: 7 MILES (LONDON
WATERLOO 2 HRS 30 MINS)
SHERBORNE: 14 MILES (LONDON
WATERLOO 2 HRS 15 MINS)
TAUNTON/M25: 19 MILES

GROUND FLOOR

- Sitting Room
- Dining Room
- Snug
- Kitchen/Breakfast Room
- Utility
- Larder
- Store
- Cloakroom

FIRST FLOOR

- Principal Bedroom with Ensuite Bathroom
- Four Further Bedrooms
- Family Bathroom

OUTSIDE

- Well-Tended Garden
- Greenhouse and Potting Shed
- Garage
- Carport
- Private Parking



THE PROPERTY

Dating back to the early nineteenth century, 29 Water Street is a double-fronted house built of honey coloured Hamstone under a slate roof. On the ground floor, there is a choice of three reception rooms, of which the spacious drawing room, with its stone fireplace, generous south facing windows and fitted cupboards, takes centre stage. To the left of the hallway, a snug with a wood burner and fitted bookshelves offers a less formal room in which to relax and benefits from an adjacent storeroom which could serve as a small study. The large and imposing dining room, with wooden floor, has ample capacity for a long table with French doors onto the terrace, providing the perfect space for entertaining in all seasons.

A new kitchen was fitted in 2022 and comprises painted units under a granite style composite worktop on a tiled floor, with electric hob, porcelain sink and drainer, fitted dishwasher and under counter fridge. The three-oven gas Aga (cream) was new in 2011 and is fitted into a rustic stone inglenook. In addition, there is an eye level electric single oven and further storage units, drawers and worktop and space for a full-size fridge freezer. Located to the rear of the property is a utility room with a butler sink, tall cupboard and space and connection for a washing machine and tumble dryer. In addition, there is an excellent larder, a storeroom fitted with a wine cupboard and a cloakroom with space for coats and boots.

Upstairs, a long landing serves a total of five bedrooms, all of which enjoy a sunny, southerly outlook. The dual aspect principal bedroom is spacious and has the added benefit of an ensuite bathroom. French doors open out onto a delightful cast iron spiral staircase that leads down into the garden. One of the larger double bedrooms comprises a large set of fitted wardrobes, one of which houses a fitted wash hand basin and vanity mirror. There is also a large family bathroom, while the landing is home to plenty of storage cupboards and an airing cupboard.

OUTSIDE

The well-tended garden is laid to lawn with mature trees including a magnificent false acacia and a handsome multi-stemmed Burkwood Osmanthus and is bordered by an attractive stone wall. A west facing terrace basks in the sun from lunchtime onwards, providing a lovely spot for relaxation and entertaining family and friends. While the garden faces north, the house only casts a short shadow, allowing for plenty of sun for a substantial part of the day. A greenhouse and potting shed provide for the green fingered, while the garage with an up and over door and electricity supply can accommodate a car and offers plenty of storage in the roof space. Further parking is also available in the adjacent carport. The front of the house is swathed in wisteria, roses and firethorn, where a gravel garden, bordered by elegant iron railings and an arched gateway, is home to bluebells, herbaceous geraniums and crocosmia, creating a pretty frontage. With its ample accommodation, historic character and secluded garden, along with garage and private parking, 29 Water Street presents a fabulous opportunity to live in a sought-after village with plentiful amenities and a friendly community.



LOCATION

Martock is a pretty, thriving village with many attractive, honey coloured Hamstone houses and cottages centred around the magnificent parish church. The village has an excellent range of facilities including a doctor's surgery, post office, pub, dentist, supermarket, newsagent, bakers, butcher and library amongst others. The larger cultural and commercial centres of Yeovil and Taunton are easily accessible by road and the quaint historic Abbey town of Sherborne with its castle ruins is within easy reach. The main A303, a major route linking London with the West Country is just a mile away and there are mainline railway stations at Yeovil (London Waterloo about 2½hours) and Castle Cary (London Paddington about 95 minutes).

SPORTING AND RECREATION

There are numerous golf courses within easy motoring distance including Sherborne and Yeovil. Racing at Wincanton, Salisbury, Bath and Exeter. Water sports on the Dorset coast (about 20 miles) or on Sutton Bingham Reservoir near Yeovil. Riding and walking on an extensive network of bridleways and footpaths. Theatres at Bath, Taunton, Salisbury and Bournemouth. The Newt country estate and Hauser and Wirth in Bruton provide further cultural opportunities.

EDUCATION

The area is particularly noted for the high quality of its schools including independent schools such as the Sherborne Schools Group, Hazlegrove, Port Regis, Leweston and Bruton Schools as well as Bryanston School in Blandford Forum and Stanchester Academy in Stoke Sub Hamdon.



LOCAL AUTHORITY

Somerset Council. Telephone 01935 462462

Council Tax Band: F

SERVICES

All mains connected – water, drainage, gas and electricity

EPC - D

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, carpets, light fittings, garden ornaments etc. are specifically excluded but may be available through separate negotiation.

DIRECTIONS AND VIEWINGS

postcode TA12 6JP

what3words ///shoebox.slack.square

From the A303 take the exit for Martock. Follow the Stoke Road to the end and turn left into Water Street where the property will be found on the right-hand side, diagonally opposite the turning for Long Orchard Way.

VIEWINGS: Only by appointment with Jackson-Stops'
Sherborne office: 01935 810141

29 Water Street, Martock

Approximate Area = 2809 sq ft / 260.9 sq m (excludes workshop / carport)

Garage = 185 sq ft / 17.1 sq m

Total = 2994 sq ft / 278 sq m

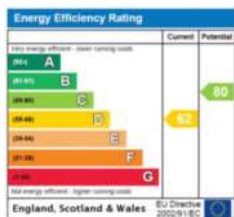
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Jackson-Stops. REF: 1276889



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

SHERBORNE

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